

WORK MEETING AGENDA OF THE CITY COUNCIL OF LAYTON, UTAH
December 19, 2013 – 6:00 PM

Item:

1. Development Plan Approval - Legacy Cottages - Approximately 250 North Adamswood Road
2. Bid Award - Widdison Turbine Service, LLC - Project 13-03 - Greenleaf Well Rehabilitation - Resolution 13-61 - Greenleaf Well at Approximately Gordon Avenue and 1400 West
3. Development Agreement and Rezone Request (Green and Green) - R-S (Residential Suburban) to PB (Professional Office) - 836 South Angel Street - Resolution 13-35 and Ordinance 13-18

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

This meeting may involve the use of electronic communications for some of the members of the public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Members at remote locations may be connected to the meeting telephonically.

Notice is hereby given that by motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that Chapter.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 1.

Subject:

Development Plan Approval - Legacy Cottages - Approximately 250 North Adamswood Road

Background:

On October 4, 2012, the Council approved the rezone request for the Marie S. Adams Family Trust property at approximately 250 North Adamswood Road to be rezoned from R-1-10 to R-H with an associated Development Agreement. The Development Agreement required the developer to present the development plan to the Planning Commission for review to give recommendation to the Council.

The Development Agreement capped the number of units for the site at 155 units. The proposal is to develop 150 units on 6.45 acres. This creates a density of 23.25 units per acre. The R-H zone allows for a maximum base density of 24 units per acre. The majority or 65 percent of the units will be one-bedroom units and the other 35 percent will be two-bedroom units. The units will range from 700 square feet to 1100 square feet.

The Planning Commission and Council recognized the importance of having the Design Review Committee (DRC) review the architectural renderings / building elevations, landscaping, and open space plan and required this as part of the approval of the Development Agreement. This requirement is to ensure the development is well designed and can be integrated into this area of the City as a positive transitional buffer between single family residential and commercial properties. The DRC's recommendations are outlined in the Staff report.

Alternatives:

Alternatives are to 1) Grant development plan approval for Legacy Cottages subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny granting development plan approval.

Recommendation:

On November 26, 2013, the Planning Commission unanimously recommended the Council grant development plan approval for Legacy Cottages subject to meeting all Staff requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 2.

Subject:

Bid Award - Widdison Turbine Service, LLC - Project 13-03 - Greenleaf Well Rehabilitation - Resolution 13-61 - Greenleaf Well at Approximately Gordon Avenue and 1400 West

Background:

Resolution 13-61 authorizes the execution of an agreement between Layton City and Widdison Turbine Service, LLC for the Greenleaf Well Rehabilitation, Project 13-03. The project includes the rehabilitation of the Greenleaf Well and all associated items for a fully functioning system. This project will clean and chemically treat the Greenleaf drinking water well to help ensure continued water production at optimum performance from the well in the future.

An advertisement requesting qualifications was published by Public Works Engineering, with Widdison Turbine Service, LLC being the only contractor submitting a statement of qualifications and a bid in the amount of \$123,000. The engineer's estimate for this project is \$150,000.

Alternatives:

Alternatives are to 1) Adopt Resolution 13-61 awarding the bid to Widdison Turbine Service, LLC for the Greenleaf Well Rehabilitation, Project 13-03; 2) Adopt Resolution 13-61 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 13-61 and remand to Staff with directions

Recommendation:

Staff recommends the Council adopt Resolution 13-61 awarding the bid to Widdison Turbine Service, LLC and authorize the City Manager to execute the agreement for the Greenleaf Well Rehabilitation, Project 13-03.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 3.

Subject:

Development Agreement and Rezone Request (Green and Green) - R-S (Residential Suburban) to PB (Professional Office) Resolution 13-35 and Ordinance 13-18 - 836 South Angel Street

Background:

The property proposed for rezone from R-S to PB contains 0.79 acres located on the west side of Angel Street at 836 South. The subject property is located at the southwest corner of the intersection of Angel Street and Layton Parkway and consists of two lots (815 and 816) in Phase 8 of the Roberts Farms Subdivision (see attached Phase 8 subdivision plat). Phase 8 is currently under construction together with the extension of Layton Parkway. Subject to zoning approval, the applicant will combine the two building lots to create one parcel for a professional office building that fronts onto Angel Street.

The rezone area is surrounded by R-S (Residential Suburban) zoning on all four sides with an area of unincorporated county located further east of Angel Street.

In August, the Council tabled this rezone request to a date certain of October 3, 2013. As the October public hearing approached, the applicant requested that the public hearing be postponed to the November 21, 2013 Council meeting. Since the request was tabled, Staff has prepared additional information regarding Angel Street improvements to address various safety-related issues as requested in the original motion to table the rezone request.

On November 21, 2013, the Council tabled this rezone to a date certain of December 19, 2013. The Council's motion to table the rezone request to December 19, 2013, left the public hearing open but limited to the review of three specific issues mentioned in the motion. The three specific issues are:

1. Provide additional time to review and digest the traffic studies;
2. Determine additional details about the dental practice and site/building design that can be incorporated into the Development Agreement; and
3. Conduct a meeting with Ed Green and the citizen group.

Additional information regarding the details of these three specific issues is provided in the Staff Report for this agenda item.

Alternatives:

Alternatives to the First Motion: Alternatives are to 1) Adopt Resolution 13-35 approving the Development Agreement; 2) Adopt Resolution 13-35 approving the Development Agreement with any amendments or modifications the Council deems appropriate; or 3) Not adopt Resolution 13-35 denying the Development

Agreement.

Alternatives to the Second Motion: Alternatives are to 1) Adopt Ordinance 13-18 approving the rezone request from R-S to PB based on consistency with General Plan recommendations; or 2) Not adopt Ordinance 13-18 denying the rezone request from R-S to PB.

Recommendation:

The Planning Commission recommends the Council adopt Resolution 13-35 approving the Development Agreement and adopt Ordinance 13-18 approving the rezone request from R-S to PB based on consistency with General Plan recommendations.

Staff supports the recommendation of the Planning Commission.